

ARTICLE 4
PLAN SPECIFICATIONS AND REQUIREMENTS

§ 180-401. Intent

Plans, maps, data and reports shall be prepared and furnished by the Applicant as required to assure accurate surveying and engineering; to provide adequate information for designing and preparing plans; and to facilitate the timely and accurate review, processing and recording of plans. Plans and maps shall be neat, legible, uncluttered, well organized, easily readable, and in conformance with good and acceptable engineering and drafting practices and to provide clear and concise documentation of all required data.

§ 180-402. Sketch Plan Requirements

- A. Sketch Plans shall be clearly labeled "SKETCH PLAN" and include sufficient information to clearly indicate the character and extent of the proposed subdivision or land development and its relationship to existing conditions and facilities within the area in which it is to be located. It is recommended that the Sketch Plan submission include a map covering sufficient area to establish the location of the site and an informal plan of any existing or proposed streets, buildings, lot arrangement, utilities, significant natural features, design standards and other elements within the subdivision or land development requirements including topographic contours, if appropriate.
- B. Prior to the preparation of any plans, the Applicant should consult the Dauphin County Conservation District concerning the preparation of plans for erosion and sedimentation control.
- C. The Applicant should determine the feasibility of providing public sewerage and public water to the development site.
- D. If the site is located within an area planned or currently receiving public sewer and/or water services, the Applicant should consult with the Lower Paxton Township Authority and the appropriate water utility to determine the availability of service and the requirements for obtaining sewer and water service for the proposed project.
- E. If water is to be provided by means other than private wells owned and maintained by the individual owners of lots within the subdivision or land development, the Applicant should present evidence to the Township that the subdivision can be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal corporation authority or utility. A copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment letter or agreement to serve the area in question, whichever is appropriate, shall be acceptable.
- F. If on-lot sewage systems are proposed, an initial investigation of soil types on the property is recommended to determine the feasibility of providing the subdivision or land development with on-lot systems.
- G. The Applicant should determine whether or not the site is located in an identified flood hazard area, in which case applicable floodplain management requirements shall be followed in the layout and design of the subdivision or land development.

§ 180-403. Preliminary Plan Requirements

The Applicant shall submit, as part of an application for preliminary plan review of a subdivision or land development plan, the following information on the required 24" x 36" preliminary plan sheets.

A. Title Block

1. Identification of the plan as a Preliminary Plan.
2. Name of the subdivision or development.
3. Township and County Name
4. Name, address, and telephone number of the legal and/or equitable owner(s), Applicant(s), and authorized agent(s) as applicable.
5. Written and graphic scale of plan
6. Name, address, and telephone number of plan preparer.
7. Date of plan preparation and date of all subsequent revisions.

B. Signature Blocks Space for date, signature and type of formal action by each of the following shall be provided in accordance with the form of the certifications contained in Exhibit 3 of this Ordinance:

1. Lower Paxton Township Board of Supervisors
2. Lower Paxton Township Planning Commission
3. Lower Paxton Township Engineer
4. Dauphin County Planning Commission
5. Other officials as appropriate

C. Plan Content

1. Location map, at a scale not smaller than 1" = 1000', showing the location of the proposed subdivision or land development in relation to named streets, boundaries, previous subdivisions, and other prominent features.
2. North arrow and graphic and written scales on all plan sheets.
3. Metes and bounds description showing dimensions, bearings, curve data, lengths of tangents, radii, arc lengths, chord lengths, and central angles for all property lines, including the entire perimeter of the tract to be subdivided or developed as well as all street right-of-way lines and center lines. A primary control point and identification of all existing property corners shall be shown on the plan. All surveys must be on the Pennsylvania State Plane Coordinate System, South Zone. Coordinates must be provided for all property corners of the parent tract.
4. All existing, natural features on the property and extending a minimum of one hundred (100) feet beyond the property's boundary including, but not limited to the following, water courses, wetlands, marshes, floodplains, rock outcrops, sinkholes, vegetated areas, wooded areas and other significant natural features.
5. All existing and man-made structures on the property and extending a minimum of one hundred (100) feet beyond the property's boundary including but not limited to, buildings, structures, roadways and rights-of-

way, driveways, sanitary and storm sewers, manholes, septic systems, wells, water mains, culverts, fire hydrants, utility poles, overhead and/or underground electric, cable and communication lines; gas, oil and other transmission mains, and other significant man-made features on and adjacent to the tract. All utility lines, storm drainage facilities, and structures shall be identified as to size, depth, material type, and top and invert elevations.

6. The location of easements, rights-of-way, and other restrictions and any protective covenants running with the land which exist at the time of the filing of the plan.
7. All zoning districts and zoning district lines must be prominently labeled on the plan.
8. Existing contours on the property and extending a minimum of one hundred (100) feet beyond the property's boundary at a vertical contour interval of two (2) feet. Spot elevations shall also be provided where additional detail is required. Reference information for all elevations must be based upon the National Geodetic Survey (NGS), North American Vertical Datum (NAVD) 1988 or current version. One (1) permanent on-site benchmark must also be provided and referenced.
9. Plan scale shall not exceed 1"=60'. If multiple plan sheets are used, match lines and a key map shall be provided indicating the sheet orientation and view with respect to the subject property for each plan sheet. The minimum text size shall be a Leroy pen height of L 80 as typically defined by drafting standards.
10. Tax parcel number, current deed reference(s) and source(s) of title to the land being subdivided or developed shall be included, as shown by the County Recorder of Deeds.
11. Name, deed book reference, subdivision plan reference and lot number of all adjoining property owners. The identity of property owners shall reflect ownership of the properties as they exist currently or no earlier than one (1) year prior to plan submittal.
12. Lot layout of the entire parcel which is to be subdivided or developed. The lot, tract or parcel drawing shall include the following:
 - a. All proposed lots shall be depicted indicating the lot area in square feet and acres; approximate dimensions for all proposed lot lines and curves.
 - b. Location and description of all existing and required survey monuments and markers shown on the plan.
 - c. Lot numbers in progressive order to identify each lot or tract.
 - d. The location, size and use of all existing buildings.
 - e. The building setback lines prescribed for the applicable zoning district.

13. In the case of land development applications, the approximate location, dimension, configuration and elevation of all proposed buildings, structures, retaining walls, curbing, parking areas, streets, walkways, drainage facilities, proposed utilities, access drives, site and street lighting, street trees, site landscaping and all other significant planned facilities on the property shall be shown.
14. Proposed contours shall be provided at a two (2) foot contour interval for all proposed grading and/or construction activities that change the grade and elevation of the existing ground. The proposed finished floor elevation of all buildings and structures shall also be shown. Spot elevations shall also be provided where additional clarification is required.
15. Streets, utilities, and other proposed features on the subdivision or land development and extending one hundred (100) feet beyond the property's boundaries, in accordance with the following:
 - a. The location, right-of-way, pavement width and name, if known, of all streets.
 - b. A typical street cross section for each proposed street and a typical cross section for any existing street which shall be improved as part of the application. Each cross section shall include the entire right-of-way width and depict all relevant design information including, but not limited to, existing and proposed pavement section, curbing, sidewalks, base drain, cross slopes, and related information required for construction. Where the Township believes that one typical section will not adequately provide sufficient information for review and construction purposes, multiple cross sections shall be provided as directed.
 - c. Vertical and horizontal alignment for each proposed street, sanitary sewer and storm sewerage systems, under drains, water distribution system, and other utilities, above or below grade, as applicable. All street profiles shall be drawn at a minimum scale of $V -60'$ horizontal and $1"=5'$ vertical and shall show, at a minimum, the existing centerline profile, the proposed grade at the centerline, all proposed vertical curve data for streets including sight distance information. The profiles shall also indicate all storm sewer information, inlets, sanitary sewers and manholes, utility lines, and other information for those items located within the roadway right-of-way. Where storm or sanitary sewerage facilities are located outside of the street right-of-way or cannot be easily and accurately superimposed on the street profiles, separate profiles shall be provided.
 - d. All water distribution, storm sewer and sanitary sewer systems shall provide all hydrant locations, structure and pipe locations, pipe size, slope and type of material, top and invert elevations of all structures, lateral locations, and other related information.
16. The size, type, location and beneficiary of all existing and proposed easements and rights-of-way. Any easement or right-of-way to be conveyed to Lower Paxton Township and/or Lower Paxton Township Authority shall be provided with metes and bounds descriptions.

17. Existing and proposed on-lot well and sewage disposal system locations, as well as soil probe and percolation test locations for all proposed on-lot sewage disposal systems.
18. The location and details of sidewalks, street lights, curbs, driveways, street trees, landscaping amenities, utilities and all other proposed site improvements.
19. The size, location, pavement markings and signage for fire lanes and the location of any building's fire department connection in accordance with the requirements of the Township Fire Marshall and the current International Fire Code (IFC).
20. If construction is planned to occur in phases, a phasing plan and schedule indicating when each final phase will be filed with Lower Paxton Township.
21. Construction details for all proposed improvements.
22. Required and provided sight distances at all intersections and driveways. Clear sight triangles along the centerlines of all intersecting streets and driveways shall also be provided.
23. Parcels of land intended to be dedicated or reserved for schools, parks, playgrounds, parking areas, common open space, or other public, semi-public or community purposes. All parcels to be dedicated shall designate the time or the development stage at which the dedication will occur and the entity to which dedication shall be made. Reservations or dedications, if any, by the Applicant of any area designated for use as public grounds shall be suitable in size and location for their designated purposes and shall also indicate the type, location and specifications for any equipment or planned facilities. Consideration should be given to lands that are outlined in the Township Greenway Plan.
24. The location of the proposed subdivision and/or land development with respect to any identified floodplain areas or districts, including information on the one hundred (100) year base flood elevations. A reference of the source of the floodplain data must be noted on the plan.
25. Streets in and bordering a subdivision or land development shall be coordinated, and be of such widths and grades and in such locations as necessary to accommodate prospective traffic and to facilitate fire and police protection and streets must coordinate with existing structures, buildings and topography in existing or proposed adjacent neighboring developments.
26. Easements and rights-of-way shall be provided for existing and proposed drainage facilities, water courses and utilities as herein required.
27. Street and site lighting facilities shall be provided in all developments as herein required, irrespective of whether the streets and/or driveways are proposed for dedication to the Township or to be privately maintained.

Plan Notes and Conditions All necessary or recommended supplementary subdivision or land development plan notes or conditions shall be prominently lettered on the plan. This shall include, but not be limited to:

1. The following plan information shall be included in tabular form on the plan:

- Type of development
- Zoning district or districts
- Total tract area
- Total area to be developed
- » Total area of proposed recreation
- Total number of lots or dwelling units
- Minimum lot size proposed
- Proposed water supply
- Proposed sewage disposal
- Linear feet of new streets
- Linear feet of new storm sewer
- Total number of inlets
- Total linear feet of street widening
- " Total number of storm manholes and junction boxes
- Total number of endwalls

2. Applicable zoning standards, in tabular form, for required and provided front, rear and side yard setbacks, minimum lot area, minimum lot width, minimum lot coverages, maximum building height and parking calculations.

3. A statement of intended use or purpose for all lots except those intended for single family detached dwellings.

4. A statement indicating that all easements and rights-of-way have been shown on the plan and that all utilities have been contacted. A current Pennsylvania One Call listing of all utility information and appropriate serial number must also be included.

5. A statement indicating that the Applicant shall comply with all Township regulations in effect at the time of the filing of the preliminary plan.

6. A statement that the Applicant will be responsible for paying for the installation of all street and traffic control signs required for the project as deemed necessary by Lower Paxton Township.

7. A statement of any deed restrictions or covenants which may be a condition of the sale of the property.

8. In case of a plan which requires access to a highway under the jurisdiction of the Pennsylvania Department of Transportation, the inclusion of the following plan note:

"Access to the state highway shall be authorized only by a Highway Occupancy Permit from the Pennsylvania Department of Transportation (PENNDOT). Approval of this plan is made with the express understanding by the Applicant that the individual lot owner(s) shall be responsible for obtaining the required Highway Occupancy Permit(s). Plan approval does not represent any guarantee or assurance by Lower Paxton Township that a

Highway Occupancy Permit will be issued by PENNDOT for any lot shown hereon. A Highway Occupancy Permit from PENNDOT shall be required prior to the issuance of a building permit by Lower Paxton Township."

9. Other specifics or clarifications as deemed necessary by the Township to complete the plan.

Certifications, Dedications, and Reports

1. A certification of ownership and dedicatory statement as outlined in Exhibit 2 shall be signed by the property owner(s) verifying ownership and acceptance of the plan.
2. A certification statement, in a form as outlined in Exhibit 4, signed and sealed by the plan preparer (Professional Engineer or Professional Land Surveyor) verifying the accuracy of the engineering and survey information contained on the plan. Any plan establishing property boundaries or creating new lot lines, right-of-way lines, or similar efforts shall be prepared and sealed by a Professional Land Surveyor.
3. A completed "Sewage Facilities Planning Module for Land Development" or other equivalent documentation submitted to the Township and ready for submission to DEP in compliance with the requirements of the Pennsylvania Sewage Facilities Act and Chapter 71 of Title 25 of the Pennsylvania Code.
4. A Wetlands Delineation Report as required under Article 5, § 180-518.
5. A Traffic Impact Study when required under Article 6, § 180-602.A.
6. A Hydrogeologic Study and Water Quality Testing Report as required under Article 7, § 180-701.
7. A Stormwater Management Drainage Plan addressing the requirements outlined under Chapter 170, Stormwater Management, Drainage & Erosion Control.
8. A listing of all Local, State, Federal and other outside agency permits and approvals which are ultimately required for final plan approval and construction.
9. In the event that the plan proposes the extension of sewer service into the project from existing sewerage facilities owned and maintained by the Lower Paxton Township Authority, a report from the Authority indicating that the proposed design has been reviewed and is sufficient to meet the technical requirements of the Authority and that the Authority has the capacity and ability to serve the project in accordance with their rules and regulations.
10. If water is to be provided by means other than private wells owned and maintained by the individual owners of lots within the subdivision or land development, Applicants shall present evidence to the Board of Supervisors that the subdivision is to be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal corporation,

authority or utility. A copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment letter or agreement to serve the project in question, whichever is appropriate, shall be acceptable.

11. Other engineering or related data and information that the Township may reasonably require in order to review, evaluate, and understand the subdivision or land development plan application.

§ 180-404. Final Plan Requirements

The Applicant shall furnish, as part of an application for final plan review of a subdivision or land development plan, the following information on the required 24" x 36" final plan sheet(s):

A. Title Block

1. Identification of the plan as a Final Plan.
2. Name of the subdivision or development.
3. Township and County Name
4. Name, address, and telephone number of the legal and/or equitable owner(s), Applicant(s), and authorized agent(s) as applicable.
5. Written and graphic scale of plan
6. Name, address, and telephone number of plan preparer.
7. Date of plan preparation and date of all subsequent revisions.

B. Signature Blocks Space for date, signature and type of formal action by each of the following shall be provided in accordance with the form of the certifications contained in Exhibit 3 of this Ordinance:

1. Lower Paxton Township Board of Supervisors
2. Lower Paxton Township Planning Commission
3. Lower Paxton Township Engineer
4. Dauphin County Planning Commission
5. Dauphin County Recorder of Deeds
6. Other officials as appropriate

Plan Content

1. Location map, at a scale not smaller than 1" = 1000', showing the location of the proposed subdivision or land development in relation to named streets, boundaries, previous subdivisions, and other prominent features.
2. North arrow and graphic and written scales on all plan sheets.

3. Metes and bounds description showing dimensions, bearings, curve data, lengths of tangents, radii, arc lengths, chord lengths, and central angles for all property lines, including the entire perimeter of the tract to be subdivided or developed as well as all street right-of-way lines and center lines. All bearings shall be shown to the nearest second and all distances shall be shown to the nearest one-hundredth of a foot. All property areas shall close to within an error of closure of one (1) foot in 10,000 feet or greater. A primary control point and identification of all existing property corners shall be shown on the plan. All surveys must be on the Pennsylvania State Plane Coordinate System, South Zone. Coordinates must be provided for all property corners of the parent tract.
4. All existing, natural features on the property and extending a minimum of one hundred (100) feet beyond the property's boundary including, but not limited to the following, water courses, wetlands, marshes, floodplains, rock outcrops, sinkholes, vegetated areas, wooded areas and other significant natural features.
5. All existing and man-made structures on the property and extending a minimum of one hundred (100) feet beyond the property's boundary including but not limited to, buildings, structures, roadways and rights-of-way, driveways, sanitary and storm sewers, manholes, septic systems, wells, water mains, culverts, fire hydrants, utility poles, overhead and/or underground electric, cable and communication lines; gas, oil and other transmission mains, and other significant man-made features on and adjacent to the tract. All utility lines, storm drainage facilities, and structures shall be identified as to size, depth, material type, and top and invert elevations.
6. The exact location of easements, rights-of-ways, other restrictions and any protective covenants running with the land, which exist at the time of the preparation and filing of the plan.
7. All zoning districts and zoning district lines must be prominently labeled on the plan.
8. Existing contours on the property and extending a minimum of one hundred (100) feet beyond the property's boundary at a vertical contour interval of two (2) feet. Spot elevations shall also be provided where additional detail is required. Reference information for all elevations must be based upon the National Geodetic Survey (NGS), North American Vertical Datum (NAVD) 1988 or current version. One (1) permanent on-site benchmark must also be provided and referenced.
9. Plan scale shall not exceed 1"=60'. If multiple plan sheets are used, match lines and a key map shall be provided indicating the sheet orientation and view with respect to the subject property for each plan sheet. The minimum text size on plans shall be a Leroy pen height of L 80 as typically defined by drafting standards.
10. Tax parcel number, current deed reference(s) and source(s) of title to the land being subdivided or developed shall be included, as shown by the County Recorder of Deeds.

11. Name, deed book reference, subdivision plan reference and lot number of all adjoining property owners. The identity of property owners shall reflect ownership of the properties as they exist currently or no earlier than one (1) year prior to plan submittal.
12. The exact lot layout of the entire parcel which is to be subdivided or developed. The lot, tract or parcel drawing shall include the following:
 - a. All proposed lots shall be depicted indicating the exact lot area in square feet and acres and the exact dimensions for all proposed lot lines and curves. Bearings and dimensions for all property lines; corporation lines; center and right-of-way lines of streets; easements and rights-of-way; and other boundary lines with distances, radii, arcs, chords and tangents of all deflection angles shall be shown to the nearest second; to the nearest one-hundredth of a foot and to an error of closure of not more than one (1) foot in 10,000 feet.
 - b. Location and description of all existing and required survey monuments and markers shown on the plan.
 - a Lot numbers in progressive order to identify each lot or tract.
 - d. The location, size and use of all existing buildings.
 - e. The building setback lines prescribed for the applicable zoning district.
13. In the case of land development applications, the exact location, dimension, configuration and elevation of all proposed buildings, structures, retaining walls, curbing, parking areas, streets, walkways, drainage facilities, proposed utilities, access drives, site and street lighting, street trees, site landscaping and all other significant planned facilities on the property.
14. Proposed contours shall be provided at a two (2) foot contour interval for all proposed grading and/or construction activities that change the grade and elevation of the existing ground. The proposed finished floor elevation of all buildings and structures shall also be shown. Spot elevations shall also be provided where additional clarification is required.
15. Streets, utilities, and other proposed features on the subdivision or land development and extending one hundred (100) feet beyond the property's boundaries, in accordance with the following:
 - a. The location, right-of-way, pavement width and name of all streets.
 - b. A typical street cross section for each proposed street and a typical cross section for any existing street which shall be improved as part of the application. Each cross section shall include the entire right-of-way width and depict all relevant design information including, but not limited to, existing and proposed pavement section, curbing, sidewalks, base drain, cross slopes, and related information required for construction. Where the Township believes that one typical section will not adequately provide

sufficient information for review and construction purposes, multiple cross sections shall be provided as directed.

- c. Vertical and horizontal alignment for each proposed street, sanitary sewer and storm sewerage systems, under drains, water distribution system, and other utilities, above or below grade, as applicable. All street profiles shall be drawn at a minimum scale of 1"=60' horizontal and 1"=5' vertical and shall show, at a minimum, the existing centerline profile, the proposed grade at the centerline, all proposed vertical curve data for streets including sight distance information. The profiles shall also indicate all storm sewer information, inlets, sanitary sewers and manholes, utility lines, and other information for those items located within the roadway right-of-way. Where facilities are located outside of the street right-of-way or cannot be easily superimposed on the street profiles, separate profiles shall be provided.
 - d. All water distribution, storm sewer and sanitary sewer systems shall provide all hydrant locations, structure and pipe locations, pipe size, slope and type of material, top and invert elevations of all structures, lateral locations, and other related information.
- 16. The exact size, type, location and beneficiaries of all existing and proposed easements and rights-of-way. Any easement or right-of-way to be conveyed to Lower Paxton Township shall be provided with metes and bounds descriptions.
 - 17. Existing and proposed on-lot well and sewage disposal system locations, as well as soil probe and percolation test locations for all proposed on-lot sewage disposal systems.
 - 18. The location and details of sidewalks, street lights, curbs, driveways, street trees, landscaping amenities, utilities and all other proposed site improvements.
 - 19. The size, location, pavement markings and signage for fire lanes and the location of any building's fire department connection in accordance with the requirements of the Township Fire Marshall and the current International Fire Codes (IFC).
 - 20. Construction details for all proposed improvements.
 - 21. Required and provided sight distances at all intersections and driveways. Clear sight triangles along the centerlines of all intersecting streets and driveways shall also be provided.
 - 22. Parcels of land intended to be dedicated or reserved for schools, parks, playgrounds, parking areas, common open space, or other public, semi-public or community purposes. Reservations or dedications, if any, by the Applicant of any area designated for use as public grounds shall be suitable in size and location for their designated purposes and shall also indicate the type, location and specifications for any equipment or planned facilities.

23. The location of the proposed subdivision and/or land development with respect to any identified floodplain areas or districts, including information on the one hundred (100) year base flood elevations. A reference of the source of the floodplain data must be noted on the plan.
24. Streets in and bordering a subdivision or land development shall be coordinated, and be of such widths and grades and in such locations as necessary to accommodate prospective traffic and to facilitate fire and police protection and streets must coordinate with existing structures, buildings and topography in existing or proposed adjacent neighboring developments.
25. Easements and rights-of-way shall be provided for existing and proposed drainage facilities, water courses and utilities as herein required.
26. Street and site lighting facilities shall be provided in all developments as required herein, irrespective of whether the streets and/or driveways are proposed for dedication to the Township or to be privately maintained.

Plan Notes and Conditions All necessary or recommended supplementary subdivision or land development plan notes or conditions shall be prominently lettered on the plan. This shall include, but not be limited to:

1. The following plan information shall be included in tabular form on the plan:
 - Type of development
 - « Zoning district or districts
 - Total tract area
 - Total area to be developed
 - Total area of proposed recreation
 - Total number of lots or dwelling units
 - Minimum lot size proposed
 - Proposed water supply
 - Proposed sewage disposal
 - * Linear feet of new streets
 - Linear feet of new storm sewer
 - Total number of inlets
 - Total linear feet of street widening
 - Total number of storm manholes and junction boxes
 - Total number of endwalls
2. Applicable zoning standards, in tabular form, for required and provided front, rear and side yard setbacks, minimum lot area, minimum lot width, minimum lot coverage, maximum building height and parking calculations.
3. A statement of intended use or purpose for all lots except those intended for single family detached dwellings.
4. A statement of all waivers granted by the Board of Supervisors for said plan.
5. A statement indicating that all easements and rights-of-way have been shown on the plan and that all utilities have been contacted. A current Pennsylvania One Call listing of all utility information and appropriate serial number must also be included.

6. A statement indicating that the Applicant shall comply with all Township regulations in effect at the time of the filing of the final plan,
7. A statement that the Applicant will be responsible for paying for the installation of all street and traffic control signs required for the project as deemed necessary by Lower Paxton Township.
8. A statement that the Applicant shall provide, at the completion of construction, a complete set of As-Built Plans as required under this Ordinance.
9. A statement of any deed restrictions or covenants which may be a condition of the sale of the property.
10. In case of a plan which requires access to a highway under the jurisdiction of the Pennsylvania Department of Transportation, the inclusion of the following plan note:

"Access to the state highway shall be authorized only by a Highway Occupancy Permit from the Pennsylvania Department of Transportation (PENNDOT). Approval of this plan is made with the express understanding by the Applicant that the individual lot owner(s) shall be responsible for obtaining the required Highway Occupancy Permit(s). Plan approval does not represent any guarantee or assurance by Lower Paxton Township that a Highway Occupancy Permit will be issued by PENNDOT for any lot shown hereon. A Highway Occupancy Permit from PENNDOT shall be required prior to the issuance of a building permit by Lower Paxton Township."

If requested by the Township, a copy of the PENNDOT Highway Occupancy Permit application shall be submitted for consistency review by the Township with the final subdivision or land development plan.
11. Other specifics or clarifications as deemed necessary by the Township to complete the plan.

Certifications, Dedications, and Reports

1. A certification of ownership as outlined in Exhibit 2 shall be signed by the property owner(s) verifying ownership and acceptance of the plan.
2. Any lands to be dedicated or reserved for public, semi-public or community use shall be identified and a dedicatory statement shall be signed by the owner(s) in a form as outlined in Exhibit 2 offering land for dedication to public use for all appropriate streets, rights-of-way, easements, recreation areas, etc.
3. A certification statement, in a form as outlined in Exhibit 4, signed and sealed by the plan preparer (Professional Engineer or Professional Land Surveyor) verifying the accuracy of the engineering and survey information contained on the plan. Any plan establishing property boundaries or creating new lot lines, right-of-way lines, or similar efforts shall be prepared and sealed by a Professional Land Surveyor.

4. A letter from the Dauphin County Conservation District indicating that a final erosion and sedimentation control plan has been submitted for the project and that the plan as submitted is adequate to address the requirements of the Department of Environmental Protection under the Rules and Regulations, Chapter 102, "Erosion Control," P.L. 1987, June 22, 1937, as amended.
5. When applicable, evidence that either approval of the DEP Sewage Facilities Planning Module or similar documentation has been granted by DEP or that such approval is not required,
6. A Wetlands Delineation Report when required under Article 5, § 180-518.
7. An approved Traffic Impact Study when required under Article 6, § 180-602.A.
8. An approved Hydrogeologic Study and Water Quality Testing Report as required under Article 7, § 180-701.
9. An approved Stormwater Management Drainage Plan addressing the requirements outlined under Chapter 170, Stormwater Management, Drainage & Erosion Control including an executed Stormwater Operations and Maintenance Agreement (Chapter 170 - Appendix E).
10. Evidence of receipt of all required outside agency permits and/or approvals required for the project (i.e., DEP, U.S. Army Corps of Engineers, Dauphin County Conservation District, utility companies, etc.).
11. In the event that the plan proposes the extension of sewer service into the project from existing sewerage facilities owned and maintained by the Lower Paxton Township Authority, a report from the Authority indicating that the proposed design has been reviewed and is sufficient to meet the rules and regulations and other technical requirements of the Authority and that the Authority has the capacity and ability to serve the project in accordance with their rules and regulations.
12. If water is to be provided by means other than private wells owned and maintained by the individual owners of lots within the subdivision or land development, Applicants shall present evidence to the Board of Supervisors that the subdivision is to be supplied by a certified public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility. A copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment letter or agreement to serve the project in question, whichever is appropriate, shall be acceptable.
13. An executed security agreement and financial security in a form prescribed in this Ordinance and in an amount approved by the Township Engineer.
14. If applicable or required by the Board of Supervisors, an appropriately executed Developer's Agreement which sets forth the responsibilities of all parties regarding certain aspects of the subdivision or land development such as the phasing or deferral of improvements; maintenance of facilities;

the design, installation and inspection of any required on-site improvements or voluntary off-site improvements; the contribution to any future infrastructure improvements, or the like.

15. Statement of all deed restrictions or covenants which may exist or be a condition of sale or development of the property. Where a Homeowner's Association will exist to own and maintain certain lands or improvements, a copy of the Homeowner's Association Documents shall be submitted to the Township.
16. Once approved, final plan submissions shall include a scanned, full size (.pdf) copy and an electronic file of the complete plan set and any other technical plans on a compact disk (CD). The digital file shall comply with the requirements in Article 3, § 180-308. Digital Plan Requirements.
17. Such other certificates, affidavits, endorsements, or dedications as may be required by the Board of Supervisors in the enforcement of these regulations.